

**Board of Selectmen's Meeting Minutes**  
**May 10, 2007**  
**Harpswell Town Office**  
*Approved May 31, 2007*

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5:30 P.M. The Board of Selectmen held a debriefing meeting with the Emergency Management Agent and Fire and Rescue representatives.

**Selectmen Present:** Amy N. Haible, James S. Henderson and Chairman Samuel W. Alexander

**Staff Present:** Kristi K. Eiane, Town Administrator; Jay Chace, Town Planner; and Marguerite Kelly, Treasurer

**Call to Order and Pledge of Allegiance:** The meeting was called to order by Chairman Alexander at 6:30 p.m. with the Pledge of Allegiance. The meeting was videotaped and broadcast live on Harpswell Community Television.

**1. Adoption of the Agenda:** Chairman Alexander moved, seconded by Selectman Haible to adopt the agenda as printed; motion passed 3-0.

**2. Town Administrator's Report:** Administrator Eiane reported that Harpswell may receive the same amount (\$297,000) of special education funding as the previous year due to a 'hold harmless' clause. Administrator Eiane explained that the Town's lobbyist, Senator and Representative are working hard to find a solution for Harpswell. Administrator Eiane announced that the President's declaration regarding the Patriot's Day Storm is now extended to individuals and businesses. Property and business owners who sustained uninsured losses due to the storm, must call FEMA directly at 1-800-621-3362 for assistance. Administrator Eiane encouraged the public to apply for the State of Maine Property Tax and Rent Refund Program and offered that the Town Treasurer would help anyone who may need assistance.

**3. Selectmen's Announcements:** Selectman Haible thanked Terri Sawyer for posting committee minutes on the website and requested that the Recreation Committee survey be posted.

**4. Old Business:** There was no old business discussed.

**5. Consider Midcoast Military Redevelopment Zone Resolution:** Administrator Eiane explained that the legislature enacted this program as a way to help address the economic issues that will be created by the BNAS closure. This program offers certain state tax incentives to encourage businesses to come to the area. The Town of Harpswell approved setting aside 40 acres at Mitchell Field to participate in the program. Chairman Alexander stated that further information and details about the program is available at the Town Office. Administrator Eiane explained the Town is not committed but that it allows the program to be available to certain businesses. Chairman Alexander read the proposed Resolution and moved, seconded by Selectman Haible to adopt it; motion passed 3-0.

**6. Conservation Commission Update:** Tony Barrett, member of the Conservation Commission, reported that there is an open space workshop on Wednesday, May 30 at Harpswell Islands School, to work on updating the Town's open space plan and scenic and critical area map. Mr. Barrett stated that the recreation and open space survey and results are in and the Commission will meet next Tuesday to finalize their report to bring to the Selectmen. Mr. Barrett announced that the Patriot's Day Storm destroyed an eagle's nest on Doughty Island and osprey nests on the Cliff Trail and that the ospreys have already rebuilt one.

**7. Mitchell Field Update:** Judith Redwine, Chair of Mitchell Field Committee, reported that the first planning session is June 6 at 6:30 p.m., second is June 26, third is July 15<sup>th</sup> (putting a plan on paper) and the final is July 31 (to review the plan), with all sessions being held at Harpswell Islands School.

**8. Washburn and Doughty Proposal for Use of Mitchell Field:** Bruce Doughty, President of Washburn & Doughty, provided the history of his company and details about the different kinds of boats they build. Mr. Doughty explained that in August of 2006, they signed a contract with Moran to build 6 additional tugs, above what they already have under contract, due in 2009. Mr. Doughty stated his company is looking to expand the business and has been working on a purchase of land in Bucksport to accommodate a new facility. However, due to issues with the Bucksport land, Mr. Doughty is interested in using approximately 5-acres north of the pier at Mitchell Field. Mr. Doughty presented his proposal, including aerial photographs and drawings, to construct a building 50' – 55' in height and explained why Mitchell Field is a desirable site. Mr. Doughty articulated that there are tight time constraints surrounding this proposal and that he believes he can work quickly with the Town and the master planning process in a beneficial way to all involved. Mr. Doughty stated that his company would build approximately 3 boats a year and would need limited use of the pier. Mr. Doughty acknowledged that this proposed relationship would benefit the Town also with tax revenue, the addition of new jobs and increased business for other entities as well. Mr. Doughty recognized that it would benefit the Town to utilize the Mitchell Field property and that his business fits within the Comprehensive Plan and the community. Selectman Haible questioned how the material would be transported to the site and whether the facility in East Boothbay would be relocated to Harpswell. Mr. Doughty explained that material would be trucked in and that he is looking to expand and keep both the new facility and the facility in East Boothbay. Although it doesn't seem likely that the industry will slow down, if it does it would more efficient to continue business in a newer facility. Selectman Henderson inquired what was governing the deadline; whether it is the pending purchase of land in Bucksport or the Moran contract. Mr. Doughty explained it was both, the cleanup of the Bucksport land has taken a long time and to fulfill the contract, he has to start building boats. Selectman Henderson asked if Mr. Doughty expected the Town to fund any necessary improvements at the site and Mr. Doughty responded those are issues for discussion during negotiations. Mr. Doughty stated that it is his objective to hire people that live as close as possible to a site and that he offers training. Chairman Alexander read a letter from David Etnier and one from Malcolm Whidden (both supporting Washburn & Doughty) and newspaper articles. Chairman Alexander stated he is not in favor of government by consultant, engineer study, legal opinion or committee; he's in favor of government by reviewing the facts and making decisions. Chairman Alexander explained that a request to study this proposal or further study Mitchell Field is a "no" response to Washburn & Doughty without proper consideration. **Chairman Alexander moved that the Town schedule a Special Town meeting vote to coincide with the S.A.D. #75 school budget vote to be held on June 12, 2007; and also a public hearing concerning said vote on May 29, 2007. Warrant article to read basically as follows: "Shall the Town vote to dedicate up to 5 acres of certain upland area and use of the existing deepwater pier locate on Town-owned property currently known as Mitchell Field for the use of Washburn and Doughty Inc. boat builders, and to authorize the Board of Selectmen or their appointed representatives to subsequently negotiate a lease agreement concerning the use of the aforementioned property with Washburn and Doughty Inc. Final approval of any such agreement will rest with the voters. Such use to be integral with and made a part of the overall master planning process currently underway for the former U.S. Navy fuel farm property called Mitchell Field."** Selectman Henderson seconded the motion. Members of the public spoke: Karin Blake, Dan Boland, Louise Huntington, Doug Johnson, Beverly Prosser-Gelwick, Stewart Tuttle, Kay Ogrodnik, Tom Allen, Marguerite Kelly and Paul Hickey. Selectman Henderson expressed some concern regarding the voting process time line. Selectman Haible stated she believes the Townspeople deserve the right to vote on issues and make the decision. Selectman Haible requested that Mr. Doughty help get information and details to the public to allow them to make an informed decision. Selectman Henderson stated concerns about the proposed commitment. Administrator Eiane asked Chairman Alexander to clarify that this motion is contingent upon meeting statutory

deadlines for a secret ballot item and a public hearing, he agreed. **The motion passed 2-1 with Chairman Alexander and Selectman Haible voting for and Selectman Henderson voting against.**

**9. Sign Release Deed for Remaining Unknown Owner Parcel:** Chairman Alexander explained that this parcel was awarded to a previous bidder who did not complete the process and therefore the Board awarded this parcel (62-170) to the next highest bidder, Alan and Kay Kehew. Chairman Alexander moved, seconded by Selectman Haible to award map 62, lot 170 to Alan and Kay Kehew for the bid price of \$6,500. Chairman Alexander amended his motion to sign the release deed (since the parcel was awarded to the Kehews at the last meeting), seconded by Selectman Haible; motion passed 3-0.

**10. Treasurer's Report:** Marguerite Kelly, Town Treasurer, reviewed her monthly report for April (attached as further reference).

**11. Economic Development Discussion:** Administrator Eiane explained that \$5,000 in funding was approved at Town Meeting for economic development purposes with \$2,500 being set aside for a directory/brochure. The Board recently approved using \$3,000 for the shellfish water testing audit at the state level. Members from the Harpswell Business Association (HBA) and the Anchor were invited to discuss a possible public/private relationship to accomplish some form of a pamphlet to provide to people interested in coming to Harpswell. Joe Stevens, Treasurer of HBA, explained the association has been inactive for the last 3 – 4 years. Mr. Stevens brought some past pamphlets created by the HBA for the Board to have and explained they were very popular at the Yarmouth tourist site. Jeff Hathaway, former President of HBA, explained that while the association is inactive, he still maintains the website which averages 10,000 visits a month. Mr. Hathaway explained the history of the association and how important it was to small businesses but due to time, it just couldn't be maintained. Selectman Henderson questioned why the association and pamphlets were not maintained if it was vital to the businesses. Mr. Hathaway suggested the Town make the process for expanding or creating a new business as efficient as possible instead of printing a brochure listing businesses. Bob Anderson, Harpswell Anchor, explained that it is his business to promote small businesses and that in his opinion, the Town should not use taxpayer money to do the same. Mr. Anderson stated that he has a map that lists the businesses and how to get to each one which has been very successful. The Board discussed different ideas and reached a consensus not to expend funds at this point in this area.

## **12. Committees**

- **Assignments:** Chairman Alexander moved, seconded by Selectman Haible to appoint Ann Nemrow to the Conservation Commission; motion passed 3-0. Chairman Alexander moved, seconded by Selectman Henderson to appoint Joanne Rogers for a three-year term and Robin Brooks for a two-year term to the Planning Board; motion passed 3-0. Selectman Haible moved, seconded by Chairman Alexander to appoint Ellen Lebauer, Robin Brooks, Clara Varney and Marguerite Kelly as Chair to the Budget Advisory Committee; motion passed 3-0. Selectman Henderson moved, seconded by Chairman Alexander to appoint David Brooks, CV Noyes and Andy Paulhus to the Cable Advisory Committee; motion passed 3-0. Selectman Henderson moved, seconded by Selectman Haible to appoint Ellen Lebauer, David Hackett and Hope Hilton to the Library Committee; motion passed 3-0. Selectman Henderson moved, seconded by Chairman Alexander to appoint Tony Barrett, Don Miskill, Jr., Susan Rich, George Every, Rick Meisenbach and David Brooks to the Recreation Committee; motion passed 3-0. Selectman Henderson moved, seconded by Chairman Alexander to appoint John Loyd, Jane Smith, David Hackett, Melinda Richter, Robert Waddle and George Every to the Town Lands Committee; motion passed 3-0.
- **Mission Statements:** The Board decided to wait and address all mission statements at the end of the month when all committees have been notified.

- **Resignation:** Chairman Alexander moved, seconded by Selectman Haible to accept the resignation of Doug Orput from the Conservation Commission; motion passed 3-0.

**13. Estes Lobster House Alcohol Renewal License Request:** Selectman Haible moved to approve the Estes Lobster House alcohol renewal license. Administrator Eiane reported there are no known outstanding land use violations, nothing appeared in the background check and there have not been any complaints of disorderly conduct. Chairman Alexander seconded Selectman Haible's motion and it carried 3-0.

**14. Acceptance of \$25,000 Grant from Maine Municipal Bond Bank and Authorization for Town Administrator to Sign Agreement:** Chairman Alexander moved, seconded by Selectman Haible to accept the \$25,000 grant from the Maine Municipal Bond Bank and authorize the Town Administrator to sign the agreement; motion passed 3-0. It was noted this will help fund the emergency services study together with the \$15,000 appropriated at Town Meeting.

**15. Set Date and Time for Public Hearing for June Referendum Amendment to Sign Ordinance:** Administrator Eiane suggested that May 29 be set for a hearing on the sign ordinance amendment since the Board set this date as a hearing on the Washburn & Doughty proposal. Chairman Alexander moved, seconded by Selectman Haible to set May 29 as a public hearing on the proposed sign ordinance amendment at 7:00 p.m. at Harpswell Islands School; motion passed 3-0.

**16. Acceptance of \$1,000 Gift for Mitchell Field Master Planning Process:** Chairman Alexander read the donation letter from Mr. and Mrs. Ozcan with \$1,000 for the Mitchell Field master planning process. Chairman Alexander moved, seconded by Selectman Haible to accept the donation with thanks; motion passed 3-0.

**17. Authorization of the Warrant:** Kristi Eiane, Town Administrator recommended approval of Warrant 24 and Payroll Warrant 21. Chairman Alexander moved, seconded by Selectman Haible to approve Warrant 24 for \$753,005.04; motion passed 3-0. Selectman Haible moved, seconded by Selectman Henderson to approve Payroll Warrant 21 in the amount of \$13,942.21; motion passed 3-0.

**18. Approval of the Minutes:** Selectman Henderson moved, seconded by Selectman Haible to approve the minutes of April 26 as printed; motion passed 3-0.

**19. Public Comment:** Dan Boland thanked the Board of Selectmen for acting timely on the Washburn & Doughty proposal.

**20. Adjournment:** Chairman Alexander moved to adjourn. The meeting was adjourned by unanimous vote at 9:40 p.m.

Respectfully Submitted,

Terri-Lynn Sawyer

Attachments: Treasurer's April Report  
Washburn & Doughty Proposal